

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

WEDNESDAY, OCTOBER 27, 2010

6:00 P.M. PUBLIC HEARING

LOCATION: BOARD ROOM
Government Center
1st Floor

Commissioners Present: Robert Klancher, Chairman, Broad Run District; Kevin Ruedisueli, Vice Chairman, At Large; Erin Austin, Catoclin District; Glen Bayless, Sugarland Run District; Cliff Keirce, Dulles District; Peggy Maio, Blue Ridge District; Gigi Robinson, Leesburg District; Valdis Ronis, Potomac District; Helena Syska, Sterling District.

Staff Present: John Merrithew, Assistant Director of Planning; Robyn Bailey, Economic Development; Planners: Judi Birkitt, Sophia Fisher, Stephen Gardner, Jane McCarter, Ginny Rowen, Marchant Schneider; Nancy Bryan, Recording Secretary.

I. DISCLOSURES

1. Mr. Keirce had a telephone conversation on 10/26/10 with John Groom of Rock Hill Development, which is adjacent to the Dulles World Center project; had a meeting with Dewberry Associates, representatives of Rock Hill Development, regarding the Dulles World Center project.
2. Mr. Bayless had a meeting with representatives of Luck Stone and Loudoun Water regarding their applications.
3. Ms. Maio had a phone conversation with Andrew Painter and Bill Keefe regarding the Luck Stone tunnel.
4. Ms. Austin had e-mail communications with representatives of Luck Stone.

II. PUBLIC HEARING ITEMS

1. INTERIM ADDITIONS TO AGRICULTURAL AND FORESTAL DISTRICTS

No Public Comment.

The Planning Commission recommended that the Board of Supervisors approve all geographically eligible applications for inclusion in the Agricultural and Forestal District Program as described in Attachment II. **(9-0).**

2. REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE NEW FEATHERBED AGRICULTURAL AND FORESTAL DISTRICT

No Public Comment.

The Planning Commission recommended that the Board of Supervisors renew the New Featherbed Agricultural and Forestal District with a term of ten (10) years and a forty (40) acre subdivision minimum. **(9-0).**

3. ZMAP 2010-0004, LOUDOUN VALLEY ESTATES III

Public Comment:

- 1. John Carlson**
- 2. Jagan Reddy**
- 3. Steve Zannos**
- 4. Marcia Knapko**
- 5. Bamaji Kanchi**
- 6. Haranaph Chadibe**
- 7. Anita Kayser**
- 8. Tim Williams**
- 9. Becky Williams**
- 10. Bell Lebergen**
- 11. Ben Tompkins**
- 12. Glenn Miller**
- 13. Kuan Yao**
- 14. Narendar Yalamanchilli**
- 15. Roberto Sarda**
- 16. Dev Muthakana**
- 17. Jill Haug**

A motion was made to forward the application to the Board of Supervisors with a recommendation of approval. **(The motion failed due to lack of a second).**

The Planning Commission forwarded ZMAP 2010-0004, Loudoun Valley Estates III to a subsequent Worksession for further discussion. **(8-1, Keirce opposed).**

Items for further discussion include the significance of a one-mile buffer versus the Ldn; consideration of a hybrid zoning district; explanation of accommodations made for homeowners; restrictions relative to an approval of Ches Bay; copy of Toll Brothers disclosure to homeowners; what improvements would be realized with the rezoning; safety and traffic concerns; amending the Vested Rights Agreement.

4. ZMAP 2008-0018, SPEX 2010-0008, DULLES WORLD CENTER

Public Comment:

- 1. Stephen DeBenedittis, Mayor, Town of Herndon**

The Planning Commission forwarded SPEX 2010-0008, Dulles World Center to a Worksession for further discussion. **(8-1, Robinson opposed).**

Items for further discussion include basis for failing transportation trip generation assumptions; plans for Innovation Avenue; explanation of civic use; concern regarding proportion of residential and retail; relationship between this project and the metro station to the east.

5. ZMOD 2010-0001, RAYTHEON COMPREHENSIVE SIGN PLAN

No Public Comment.

The Planning Commission forwarded ZMOD 2010-0001, Raytheon Comprehensive Sign Plan, subject to the Conditions dated October 5, 2010 and including the Findings contained in the Staff Report to the Board of Supervisors with a recommendation of approval. **(9-0).**

6. ZCPA 2005-0011, QWEST AT LeBOURGET BUSINESS PARK

No Public Comment.

The Planning Commission forwarded ZCPA 2005-0011, Qwest at LeBourget Business Park to the Board of Supervisors with a recommendation of approval subject to the Proffer Statement dated October 18, 2010, and with the Findings contained in the October 27, 2010 Staff Report. **(9-0).**

Prior to Board of Supervisors' action, the Planning Commission's request for a list of pending and unfulfilled proffers will be taken to Zoning Administration for a determination of procedure and timeline.

7. SPEX 2009-0005, HARVARD JUNIOR PRESCHOOL

Public Comment:

- 1. John Simpson**
- 2. Rosalyn Simpson**
- 3. Navneen Sandhu**

Due to a notification error, this application will be re-advertised for a future public hearing; therefore, no action was taken.

- 8. ZMAP 2009-0003, ZMAP 2009-0004, ZMAP 2010-0006, SPEX 2009-0027, LUCK STONE QUARRY EXPANSION & LOUDOUN WATER TREATMENT PLANT**
- 9. SPEX 2010-0013, LUCK STONE INTER-QUARRY TUNNEL**
- 10. CMPT 2009-0007, SPEX 2009-0021, LOUDOUN WATER – WATER TREATMENT PLANT**

No Public Comment.

The Planning Commission forwarded CMPT 2009-0007, SPEX 2009-0021, Loudoun Water – Water Treatment Plant to a Worksession for further discussion. **(9-0).**

The Planning Commission forwarded ZMAP 2010-0006, Expansion of the Quarry Notification Overlay District for Luck Stone Quarry D, and ZMAP 2009-0004, Luck Stone and Loudoun Water, and ZMAP 2009-0003, Luck Stone and SPEX 2009-0027, Luck Stone Quarry to Worksession for further review. **(9-0).**

The Planning Commission forwarded SPEX 2010-0013, Luck Stone Inter-Quarry Tunnel to a Worksession for further review. **(9-0).**

2. CMPT 2010-0005, T-MOBILE NORTHEAST

No Public Comment.

The Planning Commission approved CMPT 2010-0005, T-Mobile Northeast, subject to the plat dated November 13, 2009, revised through August 17, 2010, prepared by Compass Technology Services, and based on the Findings contained in the September 15, 2010 Staff Report, and forwarded the application to the Board of Supervisors for ratification. **(8-0-1, Keirce absent).**

3. SPEX 2010-0010, BROAD RUN CONTRACTING – DULLES TRADE CENTER WEST LOT 12

No Public Comment.

The Planning Commission forwarded SPEX 2010-0010, Broad Run Contracting – Dulles Trade Center West Lot 12, to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval dated September 15, 2010, and with the Findings contained in the September 15, 2010 Staff Report. **(8-0-1, Keirce absent).**